

IN RE: PETITIONS FOR SPECIAL HEARING &	*	BEFORE THE
ZONING VARIANCE		
E/S Parker Road, 150 ft. N of c/l	*	ZONING COMMISSIONER
Smith Avenue		
21605 Parker Road	*	OF BALTIMORE COUNTY
6th Election District		
3rd Councilmanic District	*	Case No. 95-256-SPHA
Alex J. Miles, et ux		
Petitioners	*	

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for the property located at 21605 Parker Road in Freeland, Maryland. The Petition is filed by Alex J. Miles and Kathy L. Miles, his wife, property owners. As to the Petition for Special Hearing, the Petitioners seek approval of an undersized building lot pursuant to Section 304 of the Baltimore County Zoning Regulations (BCZR), and to determine that use of said lot does not constitute any increase in density. The Petition for Zoning Variance requests relief from Section 1A01.3.B.3 of the BCZR to permit side lot setbacks of 15 ft. and 20 ft. in lieu of the required 35 ft. and also a 67 ft. street centerline front yard setback in lieu of the required 75 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Zoning Variance.

Appearing at the requisite public hearing held for this case were the Petitioners/property owners, Alex J. Miles and Kathy L. Miles. There were no Protestants or other interested persons present.

The uncontradicted testimony and evidence offered was that the subject lot is approximately 1/2 acre in size and is zoned R.C.2. As shown on the site plan, the lot is located within the subdivision known as Sunset View near Freeland in northern Baltimore County. The site is but a short distance from the Mason Dixon line.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

The lot is part of an older subdivision which was apparently laid out in the 1940s. Presently, the lot is unimproved. It was acquired by the Petitioners recently from Mrs. Miles' grandmother, Edna F. Bollinger. Mrs. Bollinger resides next door. Apparently, Mrs. Bollinger and her husband, now deceased, lived there for many years and have owned the subject lot since 1963. The lot has been used as open space and a large side yard area by the Bollingers.

The Petitioners propose to build a single family dwelling on the subject site. The dwelling will be a Cape Code style structure as depicted in the elevation drawings which were presented at the hearing. The Petitioners have already received approval from the Department of Environmental Protection and Resource Management (DEPRM) for a private septic system and a well permit. Evidence of DEPRM's approval of the septic system and well were presented at the hearing.

The matter comes before this Zoning Commissioner under alternative theories for relief; namely, either for special hearing relief, pursuant to Section 304 or for a variance.

Addressing first Section 304, it is to be noted that that Section was created to allow development on undersized lots in certain circumstances. Lots which have insufficient area or width at the building line may be development by right pursuant to Section 304 if three tests are met. First, the lot must be part of the duly recorded subdivision and been created prior to March 30, 1955. Second, all other requirements of the height and area regulations must be met. Third, the owner must not have sufficient adjoining land to conform to the width and area requirements.

It is clear that the lot, indeed, qualifies under the first test in that same was created prior to March 30, 1955. Moreover, the Petitioners do not own any adjacent property as required by the third test. However,

it is also apparent that they do not comply with the second test listed above; i.e., the Petitioners are unable to meet the side and front yard setbacks. As this Zoning Commissioner has held in previous cases of this nature, the Petitioners need for variance relief from side and front yard setback requirements renders them ineligible for special hearing approval under Section 304. Thus, the Petition for Special Hearing must be denied.

Nonetheless, the Petitioners may proceed to construction if the Petition for Variance is granted. In this regard, it is, again, to be noted that the lot was created in the late 1940s well prior to the adoption of R.C. zoning classification in Baltimore County and the first set of comprehensive regulations in 1955. As to the front yard setback, a grant of same appears entirely appropriate. Strict adherence to the 75 ft. requirement would result in the house being positioned in the rear of the lot. This would be entirely inconsistent with other houses in the area. Situating the house where proposed will retain a uniform setback among the houses in this subdivision and will also allow the Petitioners with sufficient area in the rear yard to accommodate the well and septic systems. These factors, plus the unusual configuration and shape of the property, justify that variance.

Moreover, the side yard setback variances should also be granted. In this respect, the narrowness of the lot creates a small area for the building envelope. If the Petitioner were required to maintain 35 ft. side yard setbacks, a house only 20 ft. wide would result due to the fact that the lot is only 95 ft. wide. Such a dwelling would be entirely inconsistent and incompatible with the surrounding locale. Thus, the unique characteristics associated with the lot, e.g., its width, justify this variance.

ORDER RECEIVED FOR FILING  
3/2/68  
BY: Mr. [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 1, 1995

Mr. and Mrs. Alex J. Miles  
107 W. Franklin Street  
New Freedom, Pennsylvania 17349

RE: Petitions for Special Hearing and Zoning Variance  
Case No. 95-256-SPHA  
Property: 21605 Parker Road, Freeland, Md.

Dear Mr. Miles:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

MICROFILMED





# Petition for Special Hearing

95-256-SPHA  
to the Zoning Commissioner of Baltimore County

for the property located at

21605 PARKER Rd  
Freeland, MD 21053

which is presently zoned

RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an undersized building lot pursuant to Section 304 of the BCZR and determine no increase in density.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

Alex J miles

(Type or Print Name)

Signature

Kathy L miles

(Type or Print Name)

Signature

107 W. FRANKLIN ST 717 235-4762

Address

Phone No

NewFreedom PA 17349

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Alex miles

Name

NewFreedom Pa 717 235-4762

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

MDIC

DATE 1/20/95





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

21605 PARKER Rd  
Freeland, MD 21053

which is presently zoned RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1401.3.B.3. to permit side lot setbacks of 15' and 20' in lieu of 35' and a 67' street centerline setback in lieu of 75'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

width of property where house must be located due to well, and septic system is only 107'. Property was sub-divided before zoning regulations

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Alex J Miles

(Type or Print Name)

Signature

Kathy L Miles

(Type or Print Name)

Signature

107 W. FRANKLIN ST 717 235-4762

Address

Phone No

NewFreedom PA 17349

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Alex Miles

Name

NewFreedom

717 235-4762

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 1/20/15



Printed with Soybean Ink  
on Recycled Paper



95-256-SPHA

ZONING DESCRIPTION FOR  
21605 PARKER RD  
FREELAND, MD 21053

BEGINNING AT A POINT ON THE EAST  
SIDE OF PARKER RD WHICH IS 25' WIDE  
AT THE DISTANCE OF 130' NORTH OF THE  
CENTERLINE OF THE NEAREST IMPROVED  
INTERSECTING STREET SMITH AVE. WHICH  
IS 25' WIDE. BEING LOT 37, BLOCK 1,  
SECTION 1 IN THE SUBDIVISION OF  
SUNSET VIEW AS RECORDED IN BALTIMORE  
COUNTY PLAT BOOK C.W.B. JR. 12, FOLIO 78  
CONTAINING 21,800 SQUARE FEET. ALSO  
KNOWN AS 21605 PARKER RD, FREELAND, MD  
21053 AND LOCATED IN THE 6TH ELECTION  
DISTRICT, 3<sup>rd</sup> COUNCILMANIC DISTRICT.

Alex J and Kathy L Miles

~~Alex J~~  
Kathy L. Miles

#252

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

93-256-SPHA

District 6th Date of Posting 2/10/85  
Posted for: Special Hearing & Variances  
Petitioner: Alex. J. Miller & Kathy Miller  
Location of property: 21605 Parker Rd, E/S  
Location of Signs: Facing roadway on property being zoned  
Remarks: \_\_\_\_\_  
Posted by M. Miller Date of return: 2/10/85  
Signature  
Number of Signs: 1

MICROFILMED





## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:  
95-256-SPHA (Item 252)  
21605 Parker Road  
E/S Parker Road, 150'  
N of c/l Smith Avenue  
6th Election District  
3rd Councilmanic  
Legal Owner(s):

Alex J. Miles and  
Kathy L. Miles

HEARING: FRIDAY,  
FEBRUARY 24, 1995 at  
9:00 a.m. in Rm. 106,  
County Office Building.

**Special Hearing:** to approve an undersized building lot and determine no increase in density. **Variance:** to permit side lot setbacks of 15 feet and 20 feet in lieu of 35 feet and a 67-foot street centerline setback in lieu of 75 feet.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

2/144 February 9.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/10, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/9, 1995.

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

# receipt

95-256-SPHA

Account: R 001-6150

Number

Date

1/20/95

Item Number: 252

Taken In By: MFM

notes, Alex — 21605 Parker Road

010- Res. Variance

— \$50.00

030- Res. SP Hearing

— \$50.00

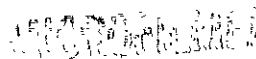
080- 2 signs (at \$35.00 each) — \$70.00

Total — \$170.00

RECEIVED 2/1/95

BY: 001-601501-20 P3

3-70-100



Please Make Checks Payable To: Baltimore County

Cashier Validation

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TO: PUTUXENT PUBLISHING COMPANY  
February 9, 1995 Issue - Jeffersonian

Please forward billing to:

Alex and Kathy Miles  
107 W. Franklin Street  
New Freedom, PA 17349  
717-235-4762

Post-It™ Fax Note 7671		Date 2-3-95	# of pages 1
To JEFFERSONIAN	From GWEN		
Co./Dept. LEONE	Co. ZADIN		
Phone #	Phone #		
Fax # 271-2707	Fax #		

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### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-256-SPHA (Item 252)  
21605 Parker Road  
E/S Parker Road, 150' N of c/l Smith Avenue  
6th Election District - 3rd Councilmanic  
Legal Owner(s): Alex J. Miles and Kathy L. Miles  
HEARING: FRIDAY, FEBRUARY 24, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an undersized building lot and determine no increase in density.  
Variance to permit side lot setbacks of 15 feet and 20 feet in lieu of 35 feet and a 67-foot street centerline setback in lieu of 75 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 3, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-256-SPHA (Item 252)

21605 Parker Road

E/S Parker Road, 150' N of c/l Smith Avenue

6th Election District - 3rd Councilmanic

Legal Owner(s): Alex J. Miles and Kathy L. Miles

HEARING: FRIDAY, FEBRUARY 24, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an undersized building lot and determine no increase in density.

Variance to permit side lot setbacks of 15 feet and 20 feet in lieu of 35 feet and a 67-foot street centerline setback in lieu of 75 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Alex and Kathy Miles

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 17, 1995

Mr. and Mrs. Alex J. Miles  
107 W. Franklin Street  
New Freedom, Pa. 17349

RE: Item No.: 252  
Case No.: 95-256-SPHA  
Petitioner: Mr. A. Miles, et ux

Dear Mr. and Mrs. Miles:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: February 13, 1995

SUBJECT:

INFORMATION:

Item Number: 252

Petitioner: Alex and Kathy Miles

Property Size:

Zoning: RC-2

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

On February 13, 1995, the staff recommended denial of the applicant's request to develop an undersized lot since compliance with Section 304 of the Baltimore County Zoning Regulations cannot be met (see attached).

Prepared by:

Division Chief:

PK/JL

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director                      DATE: Feb. 13, 1995  
Zoning Administration and Development Management

FROM *Pub* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 13, 1995  
Item No. 252

The Developers Engineering Section has reviewed the subject zoning item. Parker Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

RWB:sw





**Maryland Department of Transportation  
State Highway Administration**

O James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

2-7-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \$ 252 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

**MICROFILMED**

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP--1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 246, 252, 253, 254, 255,  
256, 257, 258, 259, 260, 261 AND 263.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

**DATE:** January 20, 1995

**TO:** Hearing Officer

**FROM:** Mitchell J. Kellman  
Planner II, ZADM

**SUBJECT:** Item #252  
21605 Parker Road

This petition was filed in conjunction with an undersized lot review by the Planning Office. The photographs, elevation drawings, and topography maps are within that file.

MJK:scj

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

Milos

DATE: March 9, 1995

TO: File

FROM: W. Carl Richards, Jr.

SUBJECT: Case #95-256-SPHA  
21605 Parker Road

Development Control is asking the owner to inquire by letter to the Zoning Commissioner requesting clarification that the lot is an existing valid building lot via nonconforming, (consistently not used and unencumbered by adjacent property), area varianced, or otherwise.

WCR:scj

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: March 9, 1995

TO: File

FROM: W. Carl Richards, Jr.

SUBJECT: Case #95-256-SPHA  
21605 Parker Road

Development Control is asking the owner to inquire by letter to the Zoning Commissioner requesting clarification that the lot is an existing valid building lot via nonconforming, (consistently not used and unencumbered by adjacent property), area varianced, or otherwise.

WCR:scj

Mr. Miles,  
Please call me in the zoning  
office — Carl Richards  
410-887-3391

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
21605 Parker Road, E/S Parker Road, 150'	*	ZONING COMMISSIONER
N of c/l Smith Avenue, 6th Election Dist.,		
3rd Councilmanic	*	OF BALTIMORE COUNTY
Alex J. and Kathy L. Miles	*	CASE NO. 95-256-SPHA
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

*Carole S. Demilio*  
 \_\_\_\_\_  
 CAROLE S. DEMILIO  
 Deputy People's Counsel  
 Room 47, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14<sup>th</sup> day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Alex J. and Kathy L. Miles, 107 W. Franklin Street, New Freedom, PA 17349, Petitioners.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



April 5, 1995

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

Mr. and Mrs. Alex J. Miles  
107 W. Franklin Street  
New Freedom, PA 17349

RE: Case No. 95-256-SPHA  
21605 Parker Road, Freeland, Md.

Dear Mr. and Mrs. Miles:

This is to acknowledge receipt of your letter dated March 18, 1995 regarding the above matter, received by my office on March 28, 1995. I shall treat your letter as a Motion for Reconsideration of my Order dated March 2, 1995. In that your letter was dated and received within 30 days of my Order, I have retained jurisdiction to reconsider your case.

As I noted during my remarks from the bench in open hearing and within my written Findings of Facts and Conclusions of Law, your request for approval to build a single family dwelling on the property, 21605 Parker Road in Freeland, was filed under alternative theories. Specifically, a Petition for Special Hearing was filed, requesting approval for construction on an undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations (BCZR). That section regulates use of undersized lots. In the alternative, Petition for Variance was also filed requesting certain setback relief.

For reasons set forth in my opinion and Order, I denied the Petition for Special Hearing and granted the Petition for Variance. As stated in my opinion, I do not believe that a variance can be granted pursuant to Section 304. Nonetheless, it was my intent to allow you to move forward with your plans for construction under the variance Petition.

Apparently, the variance Petition did not precisely request all of the variances necessary for you to move forward and obtain final approval for your building plans. Under the circumstances, kindly accept this letter as an amendment to my Findings of Facts and Conclusions of Law and Order dated March 2, 1995. It is the intent of this letter to grant unto you the necessary zoning variances to construct a single family dwelling as shown on the site plan (Petitioners' Exhibit No. 1). I suggest that you attach this letter to my original Findings of Facts and Conclusions of Law so that same may be reviewed by the necessary County agencies during the permitting process. If you are in need of any further documentation or information from my office, please advise.

I regret any confusion which my original Order has caused and please do not hesitate to contact me should you have any further questions.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner



**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B 223084  
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

**RE: Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ Alex J Miles Box 420 NewFreedom PA 17349 717 235-4762  
Print Name of Applicant Address Telephone Number

☐ Lot Address 21605 PARKER Rd Election District 6 Council District 35d Square Feet 21,800  
Lot Location: N E S W / side / corner of PARKER Rd .130 feet from N E S W corner of SMITH AVE  
(street) (street)

Land Owner Alex John + Kathy L Miles Tax Account Number 06-02-057381

Address Box 420 NewFreedom Telephone Number 717-235-4762  
PA 17349

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)  
**PROVIDED?**

	YES	NO
1. This Recommendation Form (3 copies)	✓	___
2. Permit Application	✓	___
3. Site Plan	✓	___
Property (3 copies)	✓	___
Topo Map (available in Rm 206 C.O.B.) (2 copies)	✓	___
(please label site clearly)	✓	___
4. Building Elevation Drawings	✓	___
5. Photographs (please label all photos clearly)	✓	___
Adjoining Buildings	✓	___
Surrounding Neighborhood	✓	___

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by mtk  
ZADM

Date 1/20/95

**TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!**

**RECOMMENDATIONS/COMMENTS:**

☐ Approval ☒ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

This property does not comply with the provisions of Section 304 of the Baltimore Zoning Regulations.

Signed by: Francis Morsey  
for the Director, Office of Planning & Zoning

Date: 2/13/95



SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by \_\_\_\_\_ on \_\_\_\_\_ Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_ NO \_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

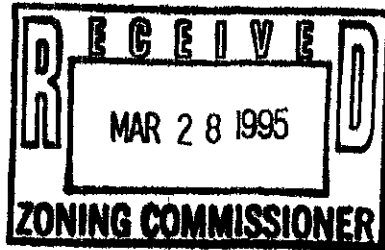
District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

CK/UNDER.LOT (TXTSOPH)



March 18, 1995

107 W. Franklin Street  
New Freedom, PA 17349  
(717) 235-4762

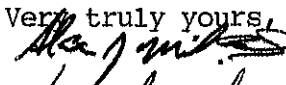
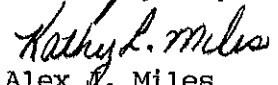
Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

RE: Case NO. 95-256-SPHA  
Petitions for Special Hearing and Zoning Variance

Dear Mr. Schmidt:

We recently received a letter from Mr. W. Carl Richards, Jr. of Development Control, regarding the above case. Mr. Richards has asked us to inquire by letter to you, requesting clarification that the lot is an existing valid building lot via nonconforming, area variances, or otherwise. During a telephone conversation with Mr. Richards, he advised that this should be taken care of before April 1, 1995.

We have enclosed a copy of the Findings of Fact and Conclusions of Law, and a copy of Mr. Richards' request. We would appreciate your prompt attention to this matter. Thank you.

Very truly yours,  
  
  
Alex J. Miles  
Kathy L. Miles

AJM:mkb

Enclosures: 2  
CC: Mr. Carl Richards, Jr.

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

DATE: 1-6-95

OE: 13/SMD/DMN  
HISTORIC DISTRICT/BLDG.

PERMIT #: B-223084  
RECEIPT #: 0-240049  
CONTROL #: NR  
KREF #:

FEE: 175.00 + 5.00  
PAID: 180.00  
PAID BY: APDZ  
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION  
AND KNOW THE SAME IS CORRECT AND TRUE,  
AND THAT IN DOING THIS WORK ALL PROVI-  
SIONS OF THE BALTIMORE COUNTY CODE AND  
APPROPRIATE STATE REGULATIONS WILL BE  
COMPLIED WITH WHETHER HEREIN SPECIFIED  
OR NOT AND WILL REQUEST ALL REQUIRED  
INSPECTIONS.

BUILDING 1 or 2 FAM.  
CODE CODE  
BOCA CODE

TYPE OF IMPROVEMENT

1. ☒ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY  
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

TYPE FOUNDATION

1. ☐ SLAB
2. ☒ BLOCK
3. ☐ CONCRETE

BASEMENT

1. ☒ FULL
2. ☐ PARTIAL
3. ☐ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☒ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

CENTRAL AIR: 1. ☒ 2. ☐  
ESTIMATED COST: \$ 95,000.00  
OF MATERIALS AND LABOR

PROPOSED USE:

EXISTING USE:

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED
3. ☐ SALE
4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE  
EFT: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE

FAMILY BEDROOMS 3

GARBAGE DISPOSAL 1. ☒ 2. ☐

POWDER ROOMS 1. ☒ 2. ☐

BATHROOMS 1  
KITCHENS 1

CLASS 4  
LIBER 12

FOLIO 70

8451  
8451

BUILDING SIZE

FLOOR 3644

WIDTH 72

DEPTH 26

HEIGHT 29

STORIES 2+BSMT

LOT #'S 37

CORNER LOT

1. ☐ Y 2. ☒ N

LOT SIZE AND SETBACKS

SIZE 22476 SF

FRONT STREET

SIDE STREET

FRONT SETBK 67

SIDE SETBK 15/20

SIDE STR SETBK

REAR SETBK 110

ZONING RC-2

PROPERTY ADDRESS 21605 PARKER RD  
Freeland MD.  
SUBDIV: Sunset View

TAX ACCOUNT #: 06-02-057381

OWNER'S INFORMATION (LAST, FIRST)

NAME: Miles, Alex and Kathy Lynn

ADDR: 107 W. FRANKLIN ST. Newfreedom, PA 17349

107 W. FRANKLIN ST.

APPLICANT INFORMATION

NAME: Alex Miles

COMPANY:

STREET

CITY, ST, ZIP Box 420 Newfreedom PA 17349

PHONE #: 717 235-4762 MHIC LICENSE #:

APPLICANT

SIGNATURE: Alex Miles TRACT:

BLOCK:

PLANS: CONST 2 PLOT #7 PLAT DATA

EL 1 PL 1

TENANT

CONTR: OWNER

ENGR:

SELLR:

223 DESCRIBE PROPOSED WORK:

Const Foundation For & Erect State  
Approved Industrialized Dwelling/2 Car Attached Garage.

No Fireplaces 2nd To Be Unfinished. Separate Permit Required

72' x 26' x 29' = 3644 SF. TO COMPLETE 2ND FL.

1 BDRM.

Need undersized  
lot approval + having  
currently  
applying for  
having

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE MERCANTILE RESTAURANT  
SPECIFY TYPE
20. ☐ SWIMMING POOL  
SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

Red Noz

TYPE OF HEATING FUEL

1. ☐ GAS
2. ☐ OIL
3. ☒ ELECTRICITY
4. ☐ COAL

TYPE OF WATER SUPPLY

1. ☐ PUBLIC SYSTEM
2. ☒ PRIVATE SYSTEM

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER
2. ☒ PRIVATE SYSTEM

SEPTIC EXISTS PROPOSED  
PRIVY EXISTS PROPOSED

1. ☐ PUBLIC SYSTEM
2. ☒ PRIVATE SYSTEM

EXISTS PROPOSED  
EXISTS PROPOSED

APPROVAL SIGNATURES

DATE

BLD INSP :  
BLD PLAN :  
FIRE :  
SEDI CTR : OK to File Material 1/11/95  
ZONING : 10901C to file only wk: 1/11/95  
PUB SERV :  
ENVRMNT : NC916 off 8/20/94 OK to file: 1/11/95  
USE : 123 OK to file: 1/11/95  
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

1940

Variance & SPH

Adjoining  
owner ship

R.C. 2

95-256-SRHA

SUNSET  
VIEW

PVT

PARKER

BL-CR

FREEDOM

R.C. 2

PRIVATE

SMITH

NEW AVE.

BL-CR

R.C. 2

R.C. 2

STAP-6

R.C. 2

MICROFILMED

STA. P-5

#252

W 27.000

W 25.500

W 24.000

N 153.000

N 696.000

(SHEET N.W. 39-E)

# MORE COUNTY ANNING AND ZONING ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

Oct. 15, 1992

SCALE  
1" = 200' ±

LOCATION

SHEET

N 152.000

E 984.000

SUNSET VIEW

N.W.

39-E

*William A. Howard IV*  
Chairman, County Council

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

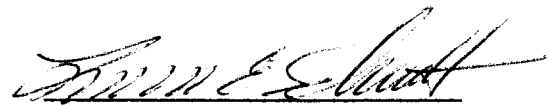
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted in part and denied, in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this <sup>2nd</sup> day of March 1995, that, pursuant to the Petition for Special Hearing, approval to allow an undersized building lot, pursuant to Section 304 of the Baltimore County Zoning Regulations (BCZR), and to determine no increase in density, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that a variance from Section 1A01.3.B.3 of the BCZR to permit side lot setbacks of 15 ft. and 20 ft., in lieu of the required 35 ft., and also a 67 ft. street centerline front yard setback, in lieu of the required 75 ft., be and is hereby GRANTED, subject, however to the following restriction, and in accordance with the site plan.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

3/2/95  
M. Moore



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP



SCALE	LOCATION
1" = 200'	#252
DATE OF PHOTOGRAPHY JANUARY 1986	SUNSET VIEW
	39-E

95-256-SPHA



PLAT TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING (UNDER-SIZED LOT)

PROPERTY ADDRESS: 21605 PARKER ROAD

OWNER: ALEX MILES  
P.O. BOX 420  
107 WEST FRANKLIN STREET  
NEW FREEDOM, PA. 17349

PROPERTY DESCRIPTION

BEING ALL THAT TRACT OF LAND KNOWN AND DESIGNATED AS LOT 37 AS SHOWN ON PLAT ENTITLED "SUNSET VIEW" A SUBDIVISION OF WILLIAM E. BROOKS, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK C.W.B. JR. 12, FOLIO 78.

NOTES

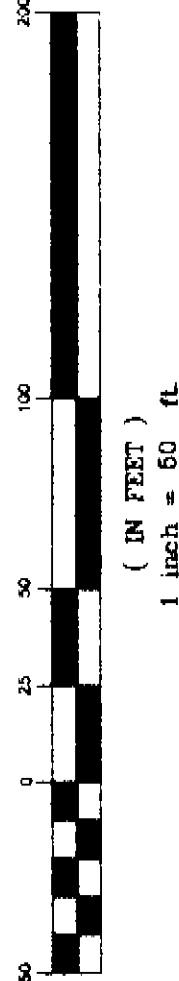
PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS AND OTHER MATTERS OF RECORD.

PROPERTY LINES BASED ON THE ABOVE REFERENCED DEED AND/OR PLAT OF RECORD. THE EXACT PROPERTY CORNERS HAVE NOT BEEN LOCATED OR SET. THIS SURVEY IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

THE SUBJECT PROPERTY LIES IN ZONE C AS GRAPHICALLY SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 240010 0050 B, DATED MARCH 2, 1981.

SOIL TYPE TAKEN FROM THE BALTIMORE COUNTY MARYLAND SOIL SURVEY, ISSUED MARCH 1976.

GRAPHIC SCALE



SITE PLAN  
6th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

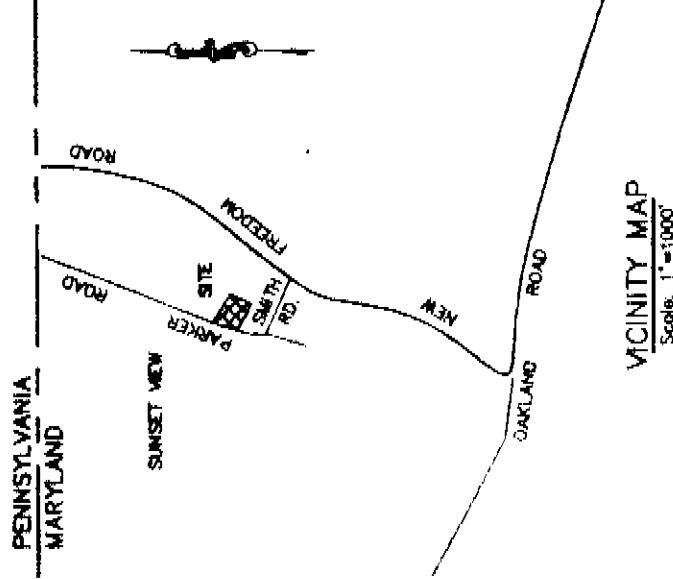
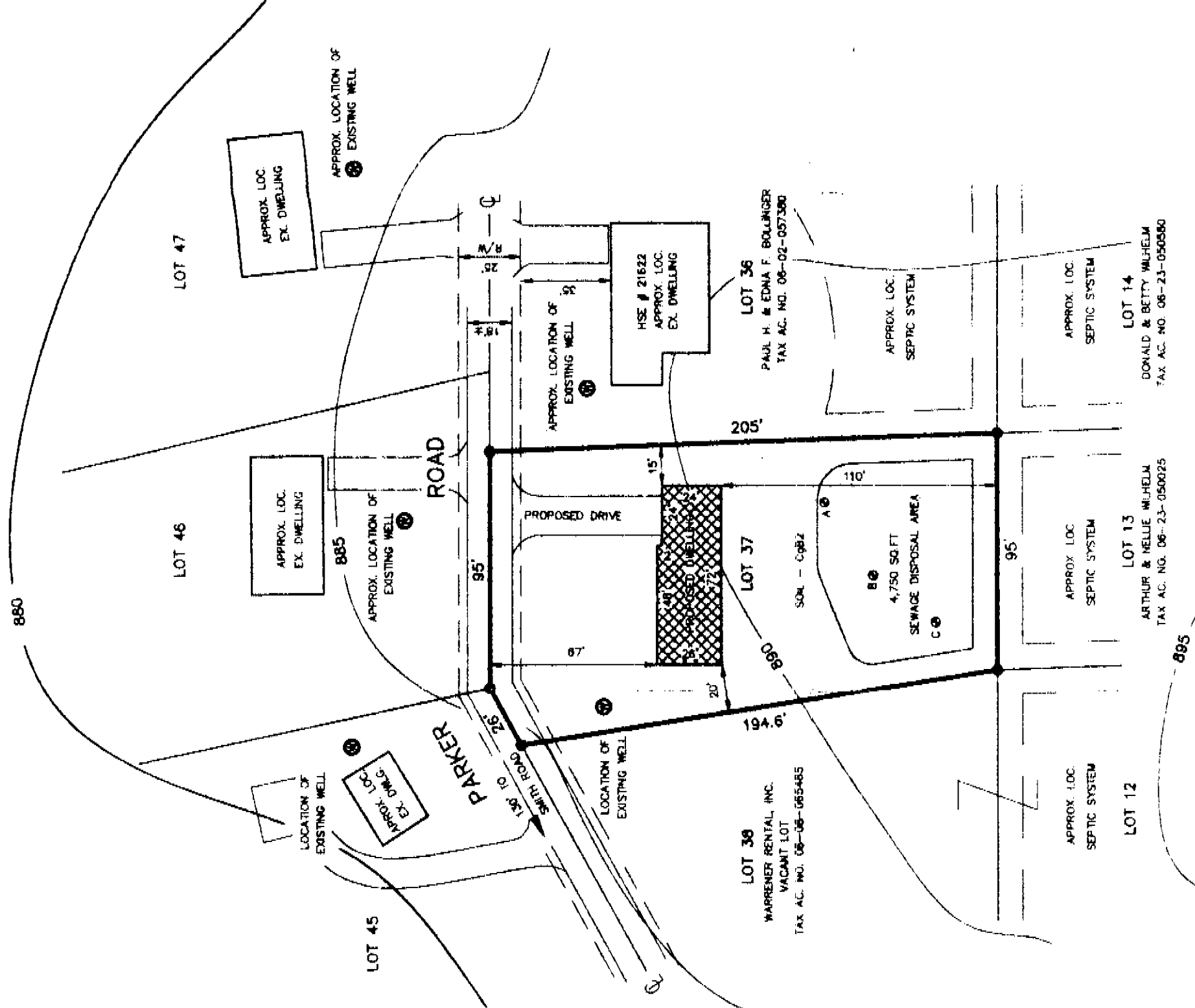


TECHNOLOGIES, INC.  
SURVEYING AND MAPPING CONSULTANTS

8 SOUTH MAIN STREET • SHREWSBURY, PA 17361 • 717/235-8325

Notes:	Date: 6/22/94	Project: 9435
File: 9435x2.DWG	Scale: 1"=50'	Sheet: 1 OF 1

REVISED - 1/12/95



LOCATION INFORMATION

ELECTION DISTRICT: 6th  
COUNCILMANIC DISTRICT: 3rd  
1"=200' SCALE MAP# N.W. 39-E (SUNSET VIEW)  
ZONING: RC-2  
LOT SIZE: 0.50± ACRE / 21,600± SQ. FT.

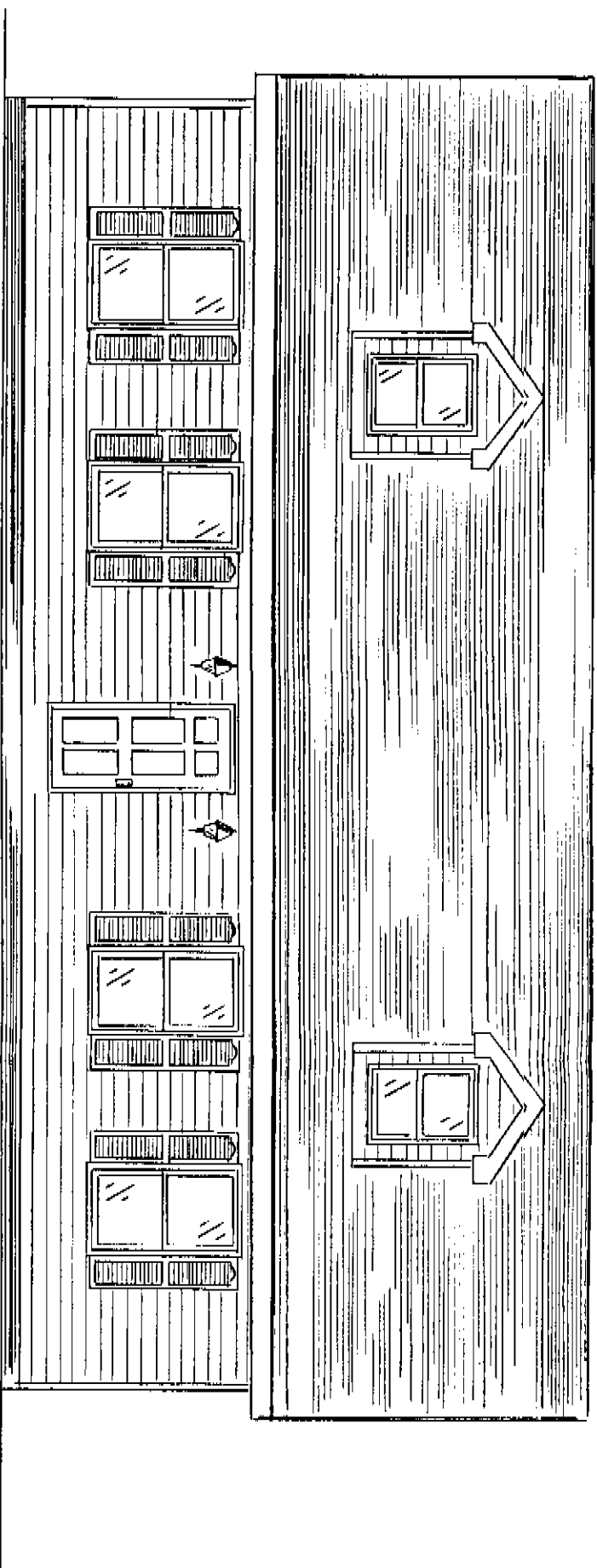
SEWER: ☐ public ☒ private  
WATER: ☐ ☒

CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO  
PRIOR ZONING HEARINGS: NONE

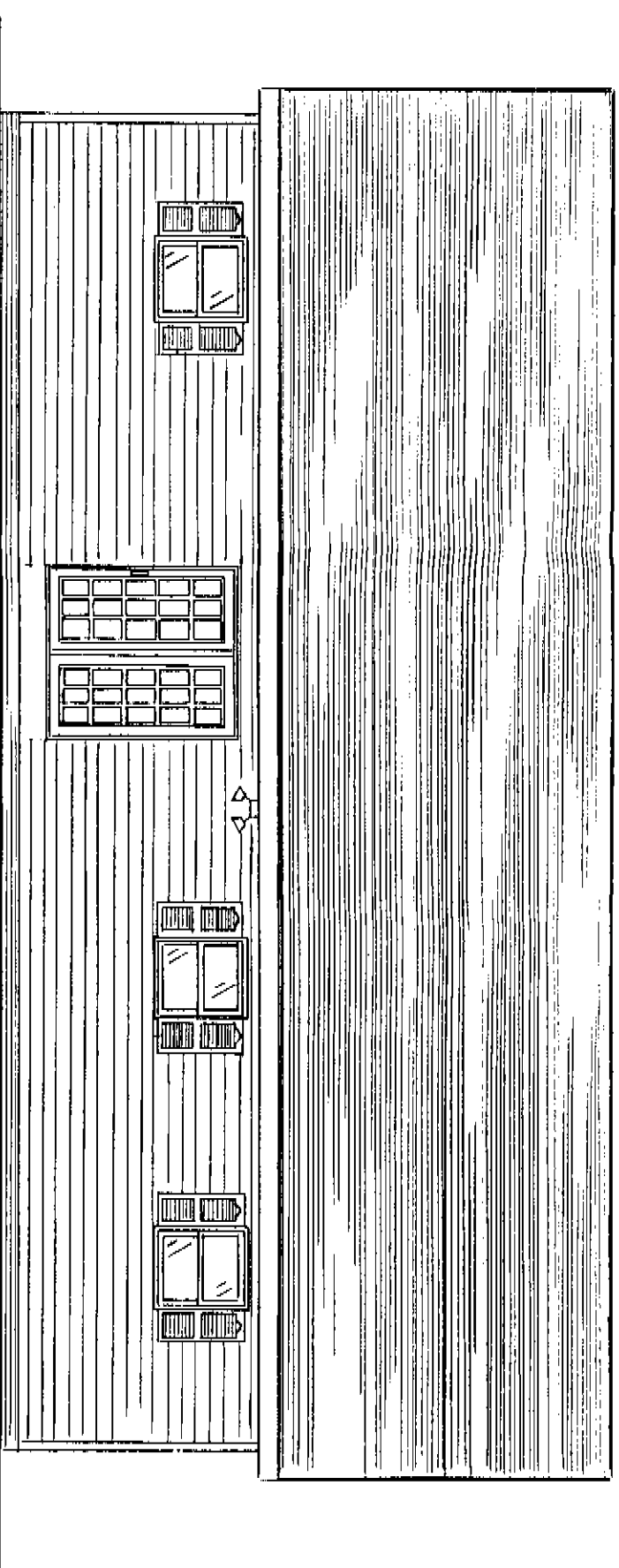
Zoning Office USE ONLY  
reviewed by: [signature] ITEM # 252 CASE #

MICROFILMED

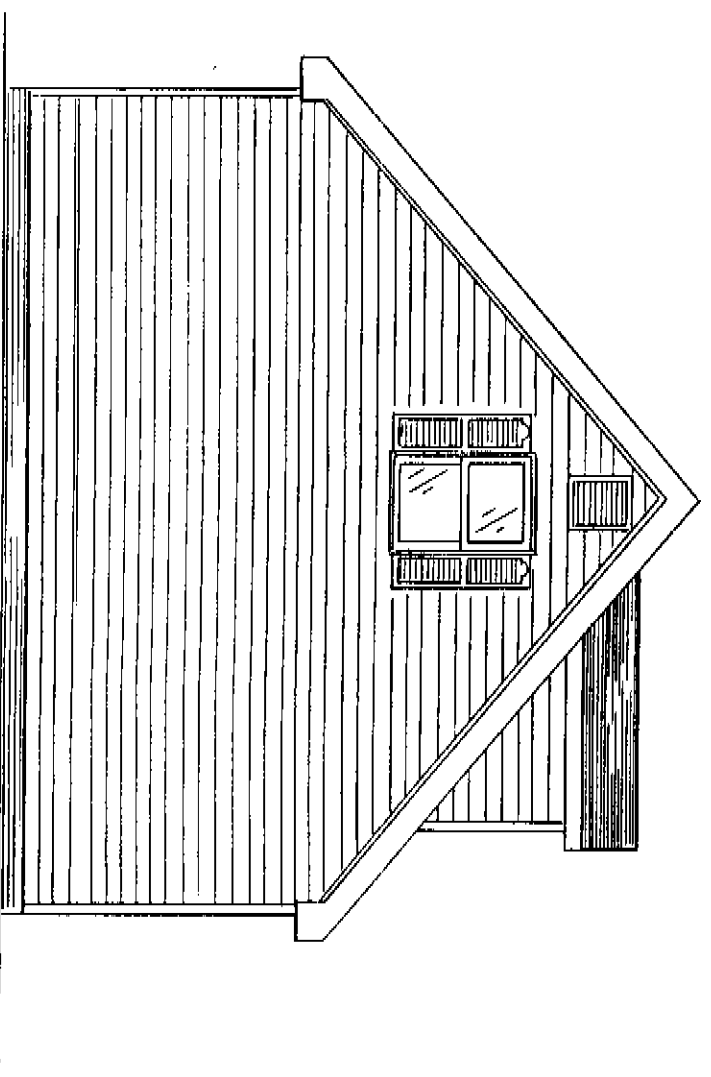
95-256-  
SPHA



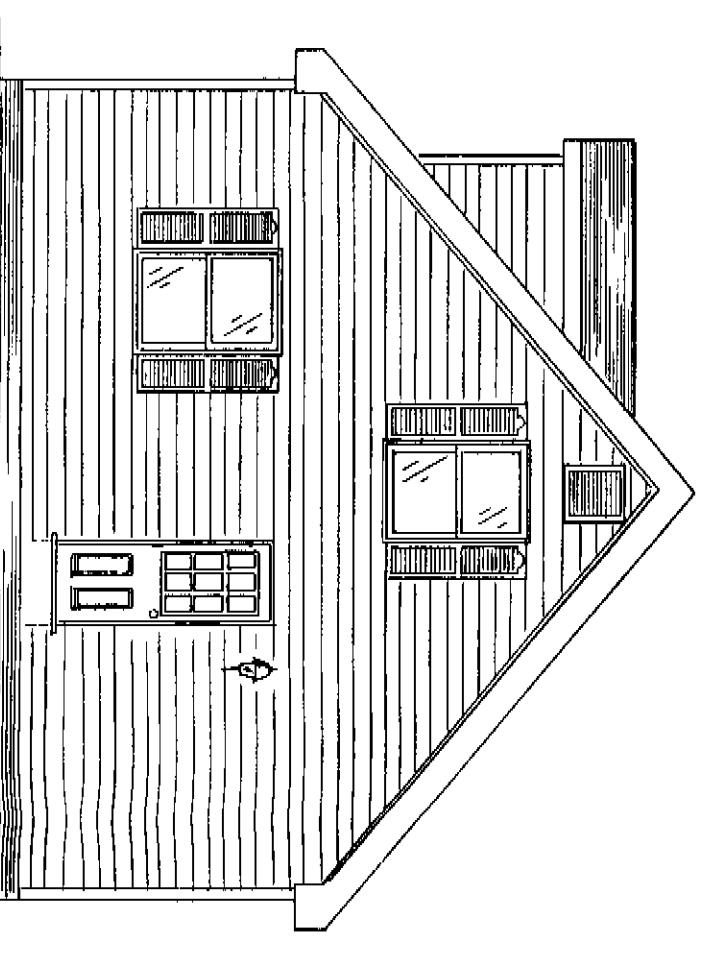
FRONT ELEVATION  
1/4" = 1'-0"




REAR ELEVATION  
1/4" = 1'-0"



LEFT SIDE ELEVATION  
1/4" = 1'-0"



RIGHT SIDE ELEVATION  
1/4" = 1'-0"

		<b>FOREMOST INDUSTRIES INC.</b>	
Innovations in modular housing		GREENCASTLE • MERCERSBURG • ALUMI BANK, PA.	
DRAWN: JLD	1/4" = 1'-0"	REVISION	DATE
CHECK: _____	12-16-84		
APP: _____			
DATE: _____			
TITLE: ELEVATIONS			
PROJECT: FM-1820A			
DRAWING NO. FC-90-C		SHEET OF	

RECEIVED

FEB 2 1985

OFFICE OF  
PLANNING & ZONING

\* Drawings are  
w/o attached garage



IN RE: PETITIONS FOR SPECIAL HEARING & \* BEFORE THE  
ZONING VARIANCE  
E/S Parker Road, 150 ft. N of c/1 \* ZONING COMMISSIONER  
Smith Avenue  
21605 Parker Road \* OF BALTIMORE COUNTY  
6th Election District  
3rd Councilmanic District \* Case No. 95-256-SPHA  
Alex J. Miles, et ux  
Petitioners \*

\*\*\*\*\*  
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for the property located at 21605 Parker Road in Freeland, Maryland. The Petition is filed by Alex J. Miles and Kathy L. Miles, his wife, property owners. As to the Petition for Special Hearing, the Petitioners seek approval of an undersized building lot pursuant to Section 304 of the Baltimore County Zoning Regulations (BCZR), and to determine that use of said lot does not constitute any increase in density. The Petition for Zoning Variance requests relief from Section 1A01.3.B.3 of the BCZR to permit side lot setbacks of 15 ft. and 20 ft. in lieu of the required 35 ft. and also a 67 ft. street centerline front yard setback in lieu of the required 75 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Zoning Variance.

Appearing at the requisite public hearing held for this case were the Petitioners/property owners, Alex J. Miles and Kathy L. Miles. There were no Protestants or other interested persons present.

The uncontradicted testimony and evidence offered was that the subject lot is approximately 1/2 acre in size and is zoned R.C.2. As shown on the site plan, the lot is located within the subdivision known as Sunset View near Freeland in northern Baltimore County. The site is but a short distance from the Mason Dixon line.

The lot is part of an older subdivision which was apparently laid out in the 1940s. Presently, the lot is unimproved. It was acquired by the Petitioners recently from Mrs. Miles' grandmother, Edna F. Bollinger. Mrs. Bollinger resides next door. Apparently, Mrs. Bollinger and her husband, now deceased, lived there for many years and have owned the subject lot since 1963. The lot has been used as open space and a large side yard area by the Bollingers.

The Petitioners propose to build a single family dwelling on the subject site. The dwelling will be a Cape Code style structure as depicted in the elevation drawings which were presented at the hearing. The Petitioners have already received approval from the Department of Environmental Protection and Resource Management (DEPRM) for a private septic system and a well permit. Evidence of DEPRM's approval of the septic system and well were presented at the hearing.

The matter comes before this Zoning Commissioner under alternative theories for relief; namely, either for special hearing relief, pursuant to Section 304 or for a variance.

Addressing first Section 304, it is to be noted that that Section was created to allow development on undersized lots in certain circumstances. Lots which have insufficient area or width at the building line may be developed by right pursuant to Section 304 if three tests are met. First, the lot must be part of the duly recorded subdivision and been created prior to March 30, 1955. Second, all other requirements of the height and area regulations must be met. Third, the owner must not have sufficient adjoining land to conform to the width and area requirements.

It is clear that the lot, indeed, qualifies under the first test in that same was created prior to March 30, 1955. Moreover, the Petitioners do not own any adjacent property as required by the third test. However,

-2-

it is also apparent that they do not comply with the second test listed above; i.e., the Petitioners are unable to meet the side and front yard setbacks. As this Zoning Commissioner has held in previous cases of this nature, the Petitioners need for variance relief from side and front yard setback requirements renders them ineligible for special hearing approval under Section 304. Thus, the Petition for Special Hearing must be denied.

Nonetheless, the Petitioners may proceed to construction if the Petition for Variance is granted. In this regard, it is, again, to be noted that the lot was created in the late 1940s well prior to the adoption of R.C. zoning classification in Baltimore County and the first set of comprehensive regulations in 1955. As to the front yard setback, a grant of same appears entirely appropriate. Strict adherence to the 75 ft. requirement would result in the house being positioned in the rear of the lot. This would be entirely inconsistent with other houses in the area. Situating the house where proposed will retain a uniform setback among the houses in this subdivision and will also allow the Petitioners with sufficient area in the rear yard to accommodate the well and septic systems. These factors, plus the unusual configuration and shape of the property, justify that variance.

Moreover, the side yard setback variances should also be granted. In this respect, the narrowness of the lot creates a small area for the building envelope. If the Petitioner were required to maintain 35 ft. side yard setbacks, a house only 20 ft. wide would result due to the fact that the lot is only 95 ft. wide. Such a dwelling would be entirely inconsistent and incompatible with the surrounding locale. Thus, the unique characteristics associated with the lot, e.g., its width, justify this variance.

-3-

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted in part and denied, in part.


THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of March 1995, that, pursuant to the Petition for Special Hearing, approval to allow an undersized building lot, pursuant to Section 304 of the Baltimore County Zoning Regulations (BCZR), and to determine no increase in density, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that a variance from Section 1A01.3.B.3 of the BCZR to permit side lot setbacks of 15 ft. and 20 ft., in lieu of the required 35 ft., and also a 67 ft. street centerline front yard setback, in lieu of the required 75 ft., be and is hereby GRANTED, subject, however to the following restriction, and in accordance with the site plan.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

-4-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-4386

March 1, 1995

Mr. and Mrs. Alex J. Miles  
107 W. Franklin Street  
New Freedom, Pennsylvania 17349

RE: Petitions for Special Hearing and Zoning Variance  
Case No. 95-256-SPHA  
Property: 21605 Parker Road, Freeland, Md.

Dear Mr. Miles:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.

#252  
**Petition for Special Hearing**  
95-256-SPHA  
to the Zoning Commissioner of Baltimore County  
for the property located at 21605 PARKER RD  
FREELAND, MD 21053  
which is presently zoned R.C.2.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 300.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve  
an undersized building lot pursuant to Section 304 of the BCZR  
and determine no increase in density.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased/Lessor  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Phone No.

Legal Owner(s)  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Phone No.

107 W. Franklin St 717 235-4762  
New Freedom PA 17349  
Alex Miles  
New Freedom PA 717 235-4762

OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING: 1 hr.  
The following date: 1/20/95  
REVIEWED BY: JMK DATE: 1/20/95

#252  
**Petition for Variance**  
95-256-SPHA  
to the Zoning Commissioner of Baltimore County  
for the property located at 21605 PARKER RD  
FREELAND, MD 21053  
which is presently zoned R.C.2.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)  
1A01.3.B.3 to permit side lot setbacks of 15' and 20' in lieu  
of 35' and a 67' street centerline setback in lieu of 75'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)  
width of property where house must be located due to well and septic system is only 107'. Property was sub-divided before Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased/Lessor  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Phone No.

Legal Owner(s)  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Phone No.

107 W. Franklin St 717 235-4762  
New Freedom PA 17349  
Alex Miles  
New Freedom PA 717 235-4762

OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING: 1 hr.  
The following date: 1/20/95  
REVIEWED BY: JMK DATE: 1/20/95

95-256-SPHA  
ZONING DESCRIPTION FOR  
21605 PARKER RD  
FREELAND, MD 21053  
BEGINNING AT A POINT ON THE EAST  
SIDE OF PARKER RD WHICH IS 25' WIDE  
AT THE DISTANCE OF 130' NORTH OF THE  
CENTERLINE OF THE NEAREST IMPROVED  
INTERSECTING STREET SMITH AVE. WHICH  
IS 25' WIDE. BEING LOT 3, BLOCK 1,  
SECTION 1 IN THE SUBDIVISION OF  
SUNSET VIEW AS RECORDED IN BALTIMORE  
COUNTY PLAT BOOK C.W.D. JR. 12, FOLIO 78  
CONTAINING 21,800 SQUARE FEET, ALSO  
KNOWN AS 21605 PARKER RD, FREELAND, MD  
21053 AND LOCATED IN THE 6TH ELECTION  
DISTRICT, 3RD COUNCILMANIC DISTRICT.  
Alex J and Kathy L Miles  
*Mr. Miles*  
*Kathy L Miles*

#252



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

95-256-SPHA

District: 6th Date of Posting: 2/14/95  
Posted for: Special Hearing & Variance  
Petitioner: Alex J. Miles & Kathy L. Miles  
Location of property: 21605 Parker Rd. Ellicott City, Md.  
Location of Signs: Along the driveway property being zoned  
Remarks: None  
Posted by: [Signature] Date of return: 2/14/95  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/14, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/14, 1995.

THE JEFFERSONIAN,

A. Henrichson  
LEGAL AD. - TOWSON



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-256-SPHA

Account: RAC14150

Number

Date: 1/24/95

Item Number 25  
Item 25-100

Miles, Alex - 21605 Parker Rd.

OIO - Res Variance - \$50.00

OIO - Res S.D. Hearing - \$50.00

OIO - 2 single lot set-back - \$70.00

Total - \$170.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-256-SPHA (Item 252)

21605 Parker Road

E/S Parker Road, 150' N of c/l Smith Avenue

6th Election District - 3rd Councilmanic

Local Owner(s): Alex J. Miles and Kathy L. Miles

HEARING: FRIDAY, FEBRUARY 24, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an undersized building lot and determine no increase in density.

Variance to permit side lot setbacks of 15 feet and 20 feet in lieu of 35 feet and a 67-foot street centerline setback in lieu of 75 feet.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 3, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-256-SPHA (Item 252)

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E/S Parker Road, 150' N of c/l Smith Avenue

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Variance to permit side lot setbacks of 15 feet and 20 feet in lieu of 35 feet and a 67-foot street centerline setback in lieu of 75 feet.

[Signature]

Arnold Jablon  
Director

cc: Alex and Kathy Miles

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 17, 1995

Mr. and Mrs. Alex J. Miles  
107 W. Franklin Street  
New Freedom, Pa. 17349

RE: Item No.: 252  
Case No.: 95-256-SPHA  
Petitioner: Mr. A. Miles, et ux

Dear Mr. and Mrs. Miles:  
The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: February 13, 1995

SUBJECT:

INFORMATION:

Item Number: 252

Petitioner: Alex and Kathy Miles

Property Size:

Zoning: RC-2

Requested Action: Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

On February 13, 1995, the staff recommended denial of the applicant's request to develop an undersized lot since compliance with Section 304 of the Baltimore County Zoning Regulations cannot be met (see attached).

Prepared by: Jeffrey W. Long

Division Chief: Conny L. Klenz

PK/JL

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 13, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 13, 1995  
Item No. 252

The Developers Engineering Section has reviewed the subject zoning item. Parker Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

RWB:aw

Maryland Department of Transportation  
State Highway Administration

O James Lightizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \$ 252 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





700 East Joppa Road, Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 02/07/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 246,255,253,254,255, 256,257,258,259,260,261 AND 263.

REVIEWER: LT. ROBERT P. BAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: January 20, 1995  
TO: Hearing Officer  
FROM: Mitchell J. Kellman  
Planner II, ZADM  
SUBJECT: Item #252  
21605 Parker Road

This petition was filed in conjunction with an undersized lot review by the Planning Office. The photographs, elevation drawings, and topography maps are within that file.

MJK:scj

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

*Miles*

DATE: March 9, 1995  
TO: File  
FROM: W. Carl Richards, Jr.  
SUBJECT: Case #95-256-SPHA  
21605 Parker Road

Development Control is asking the owner to inquire by letter to the Zoning Commissioner requesting clarification that the lot is an existing valid building lot via nonconforming, (consistently not used and unencumbered by adjacent property), area variances, or otherwise.

WCR:scj

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: March 9, 1995  
TO: File  
FROM: W. Carl Richards, Jr.  
SUBJECT: Case #95-256-SPHA  
21605 Parker Road

Development Control is asking the owner to inquire by letter to the Zoning Commissioner requesting clarification that the lot is an existing valid building lot via nonconforming, (consistently not used and unencumbered by adjacent property), area variances, or otherwise.

WCR:scj

*Mr. Miles,  
Please call me in the zoning  
office - Carol Richards  
410-887-3391*

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
PETITION FOR VARIANCE \* ZONING COMMISSIONER  
21605 Parker Road, E/S Parker Road, 150' \*  
N of c/l Smith Avenue, 6th Election Dist., \* OF BALTIMORE COUNTY  
3rd Councilmanic \*  
Alex J. and Kathy L. Miles \* CASE NO. 95-256-SPHA  
Petitioners \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Charles S. Semilio*

CHARLES S. SEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Alex J. and Kathy L. Miles, 107 W. Franklin Street, New Freedom, PA 17349, Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



April 5, 1995

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204  
Mr. and Mrs. Alex J. Miles  
107 W. Franklin Street  
New Freedom, PA 17349

(410) 887-4386

RE: Case No. 95-256-SPHA  
21605 Parker Road, Freeland, Md.

Dear Mr. and Mrs. Miles:

This is to acknowledge receipt of your letter dated March 18, 1995 regarding the above matter, received by my office on March 28, 1995. I shall treat your letter as a Motion for Reconsideration of my Order dated March 2, 1995. In that your letter was dated and received within 30 days of my Order, I have retained jurisdiction to reconsider your case.

As I noted during my remarks from the bench in open hearing and within my written Findings of Facts and Conclusions of Law, your request for approval to build a single family dwelling on the property, 21605 Parker Road in Freeland, was filed under alternative theories. Specifically, a Petition for Special Hearing was filed, requesting approval for construction on an undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations (BCZR). That section regulates use of undersized lots. In the alternative, Petition for Variance was also filed requesting certain setback relief.

For reasons set forth in my opinion and Order, I denied the Petition for Special Hearing and granted the Petition for Variance. As stated in my opinion, I do not believe that a variance can be granted pursuant to Section 304. Nonetheless, it was my intent to allow you to move forward with your plans for construction under the variance Petition.

Apparently, the variance Petition did not precisely request all of the variances necessary for you to move forward and obtain final approval for your building plans. Under the circumstances, kindly accept this letter as an amendment to my Findings of Facts and Conclusions of Law and Order dated March 2, 1995. It is the intent of this letter to grant unto you the necessary zoning variances to construct a single family dwelling as shown on the site plan (Petitioners' Exhibit No. 1). I suggest that you attach this letter to my original Findings of Facts and Conclusions of Law so that same may be reviewed by the necessary County agencies during the permitting process. If you are in need of any further documentation or information from my office, please advise.

I regret any confusion which my original Order has caused and please do not hesitate to contact me should you have any further questions.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

cc: Carl Richards, Office of ZADM

Printed with Recycled Paper

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

22304  
Permit Number

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bowley Ave.  
Towson, MD 21204  
FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots  
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

1. Alex J. Miles, 21605 Parker Rd, New Freedom PA 17349 717-235-4762  
2. Alex J. Miles, 21605 Parker Rd, New Freedom PA 17349 717-235-4762  
3. Alex J. Miles, 21605 Parker Rd, New Freedom PA 17349 717-235-4762  
4. Alex J. Miles, 21605 Parker Rd, New Freedom PA 17349 717-235-4762  
5. Alex J. Miles, 21605 Parker Rd, New Freedom PA 17349 717-235-4762

CHECKLIST OF MATERIALS (to be submitted for design review by the Office of Planning and Zoning)

REQUIREMENT	YES	NO
1. This Recommendation Form (3 copies)	/	
2. Permit Application	/	
3. Site Plan Property (3 copies) Topo Map (submitted in the 200 C.A.B.) (2 copies) Adjacent Building	/	
4. Building Elevation Drawings	/	
5. Photographs (taken at same time as photos described) Surrounding Neighborhood	/	

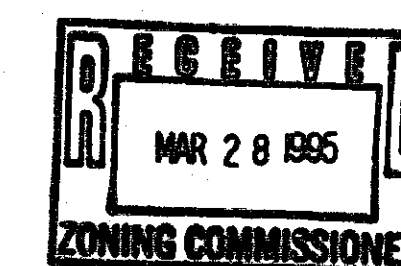
RECOMMENDATIONS/COMMENTS:

☐ Approved ☒ Disapproved ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

This property does not comply with the provisions of Section 304 of the Baltimore Zoning Regulations.

Signed by: *Ervin McDaniel*  
Ervin McDaniel, Director of Planning & Zoning

Date: 2/13/95



March 18, 1995

107 W. Franklin Street  
New Freedom, PA 17349  
(717) 235-4762

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

RE: Case NO. 95-256-SPHA  
Petitions for Special Hearing and Zoning Variance

Dear Mr. Schmidt:

We recently received a letter from Mr. W. Carl Richards, Jr. of Development Control, regarding the above case. Mr. Richards has asked us to inquire by letter to you, requesting clarification that the lot is an existing valid building lot via nonconforming, area variances, or otherwise. During a telephone conversation with Mr. Richards, he advised that this should be taken care of before April 1, 1995.

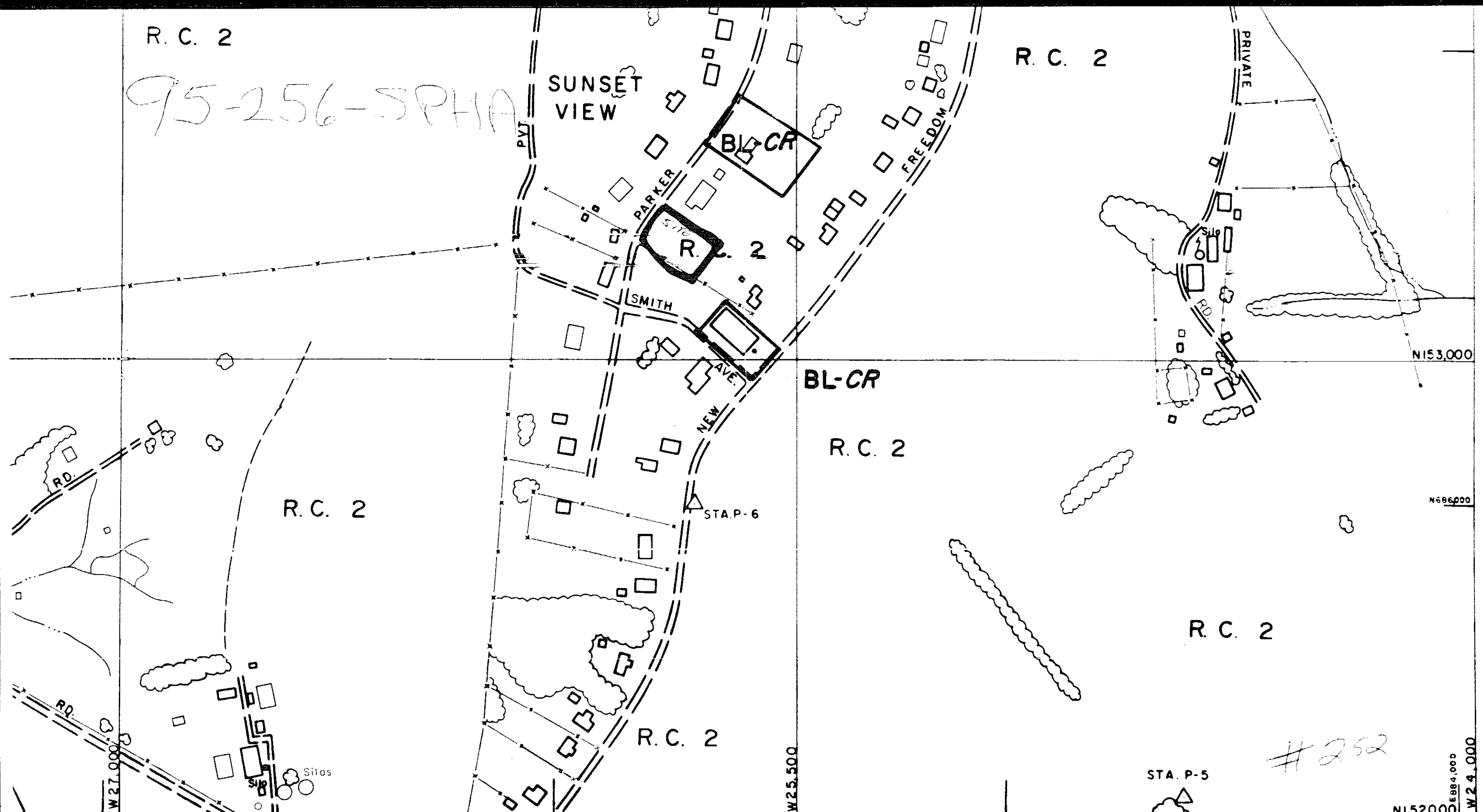
We have enclosed a copy of the Findings of Fact and Conclusions of Law, and a copy of Mr. Richards' request. We would appreciate your prompt attention to this matter. Thank you.

Very truly yours,  
*Kathy L. Miles*  
Kathy L. Miles  
Alex J. Miles

AJM:mkb

Enclosures: 2  
cc: Mr. Carl Richards, Jr.





1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William A. Howard IV*  
Chairman, County Council

SCALE  
1" = 200' ±

DATE OF PHOTOGRAPHY  
JANUARY 1986

LOCATION  
SUNSET VIEW

SHEET  
N.W.  
39-E

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

DATE: 1-6-95  
OEA: 13/94/100  
HISTORIC DISTRICT/BLDG.

PERMIT #: 8-223084  
RECEIPT #: 8-240049  
CONTROL #: NR  
XREF #:

PROPERTY ADDRESS: 21605 PARKER RD  
SUBDIV: Sunset View  
TAX ACCOUNT #: 06-02-057381  
OWNER'S INFORMATION (LAST FIRST): Miles, Alex and Kathy Ann  
ADDR: 107 W. FRANKLIN ST.  
APPLICANT INFORMATION: NAME: Alex Miles  
COMPANY: Box 420  
STREET: New Freedom PA 17349  
CITY, ST, ZIP: PHONE #: 717 235-4762  
APPLICANT SIGNATURE: [Signature] TRACT: BLOCK: EL: FL:  
PLANS: CONST 2 PLOT #7 PLAT DATA  
TENANT: CONTR: OWNER  
ENGR: SELLER:

DOES THIS BLDG. HAVE SPRINKLERS  
YES NO

DESCRIBE PROPOSED WORK:  
Const Foundation For + Erect State Approved Industrialized Drilling Co. / 2 Car Attached Garage.  
No Fire Place. 2nd To Be Unfinished. Separate Permit Required Floor To Complete 2nd Fl.  
72' x 26' x 29' = 3644 SF. 1 BDEM. Need Underlaid w/ appeal + heavy applying for heavy

TYPE OF USE

RESIDENTIAL  
01. ONE FAMILY  
02. TWO FAMILY  
03. THREE AND FOUR FAMILY  
04. FIVE OR MORE FAMILY  
05. SWIMMING POOL  
06. GARAGE  
07. OTHER

NON-RESIDENTIAL  
08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY  
09. CHURCH, OTHER RELIGIOUS BUILDING  
10. FENCE (LENGTH HEIGHT)  
11. INDUSTRIAL, STORAGE BUILDING  
12. PARKING GARAGE  
13. SERVICE STATION, REPAIR GARAGE  
14. HOSPITAL, INSTITUTIONAL, NURSING HOME  
15. OFFICE, BANK, PROFESSIONAL  
16. PUBLIC UTILITY  
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL  
18. SIGN  
19. STORE, MERCANTILE, RESTAURANT  
20. SWIMMING POOL  
21. TANK, TOWER  
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)  
23. OTHER

TYPE OF FOUNDATION

BASEMENT  
1. SLAB  
2. BLOCK  
3. CONCRETE

TYPE OF CONSTRUCTION  
1. MASONRY  
2. WOOD FRAME  
3. STRUCTURE STEEL  
4. REINF. CONCRETE

TYPE OF HEATING FUEL  
1. GAS  
2. OIL  
3. ELECTRICITY  
4. COAL

TYPE OF WATER SUPPLY  
1. PUBLIC SYSTEM  
2. PRIVATE SYSTEM  
3. EXISTING  
4. PROPOSED

TYPE OF SEWAGE DISPOSAL  
1. PUBLIC SEWER  
2. PRIVATE SYSTEM  
3. SEPTIC  
4. PRIVY  
5. EXISTING  
6. PROPOSED

CENTRAL AIR: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23.

ESTIMATED COST: \$95,000.00  
PROPOSED USE: SFD  
EXISTING USE: Vacant

OWNERSHIP  
1. PRIVATELY OWNED  
2. PUBLICLY OWNED  
3. SALE  
4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE  
#1 BED: #2 BED: #3 BED: TOT BED: TOT APTS/CONDOS: 6. MIRISE  
GARBAGE DISPOSAL: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23.  
POWDER ROOMS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23.  
BATHROOMS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23.  
KITCHENS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23.  
CLASS: 4  
LIBER: 12  
FOLIO: 70  
DATE: 8/21/95

BUILDING SIZE  
FLOOR: 3644  
WIDTH: 22  
DEPTH: 26  
HEIGHT: 29  
STORIES: 2+5200  
LOT # 3: 37  
CORNER LOT: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23.

LOT SIZE AND SETBACKS  
SIZE: 22476 SF  
FRONT STREET: 67  
SIDE STREET: 15/20  
FRONT SETBK: 67  
SIDE SETBK: 15/20  
SIDE STR SETBK: 110  
REAR SETBK: 110  
ZONING: RC-2

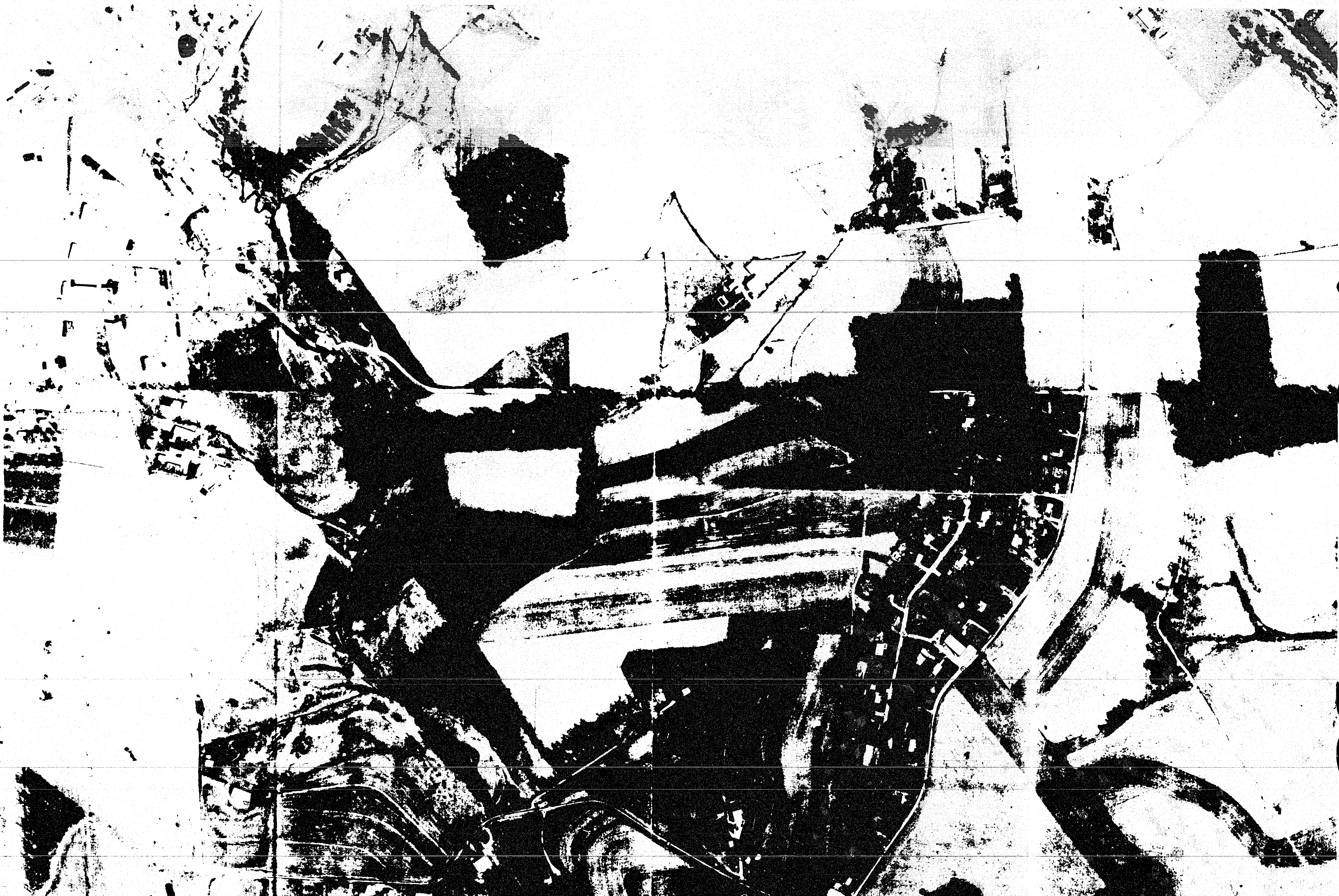
BLD INSP: : :  
BLD PLAN: : :  
FIRE: : :  
SEDI CTY: : :  
ZONING: : :  
PUB SERV: : :  
ENVRMNT: : :  
PERMITS: : :  
APPROVAL SIGNATURES: : :  
DATE: : :  
1940

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Variance + SPH

F14-1020A	CLAIMING NO.	90-6
	PART	2





95-256-SPHA

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION #252	SHEET N.W. 39-E
DATE OF PHOTOGRAPHY JANUARY 1986	SUNSET VIEW	

Microfilm